

## PLANNING COMMISSION MINUTES

February 15, 2011

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Von Hill, Barbara Holt, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, Youth Council Representative Jasilyn Brinkerhoff, and Recording Secretary Connie Feil.

Chairman Tom Smith welcomed all those present.

Michael Allen made a motion to approve the minutes for February 1, 2001 as written. Sean Monson seconded the motion and voting was unanimous in favor.

Kim Coleman, City Recorder, swore in Sean Monson as the newest Planning Commissioner to Bountiful City.

**1. Consider preliminary and final commercial site plan and P.U.D. plat approval for McArthur Park Office Plaza located at 485 S. 100 E., 127 & 137 E. 500 S., Todd McCormick, applicant.**

Craig Widmire, representing the applicant, was present. Aric Jensen explained that Mr. McCormick is requesting preliminary and final site plan and preliminary and final plat approval for a professional office development on the northeast corner of 500 South and 100 East. The properties are located in the Professional Office Neighborhood Zone (PO-N), a zone that was created several years ago. The proposal is to convert four existing structures, three of which were originally built as single family homes, into professional offices.

The site is approximately 2/3 of an acre in size (28,007 sq ft). The four existing structures comprise approximately 8,000 gross square feet, of which approximately 6,000 is used for offices and 2,000 for storage. The minimum parking requirement for this site is 22 stalls, and the proposed plan contains 22 stalls. The stalls would be accessed in a one way drive configuration, with the entrance on 100 East and the exit on 500 South.

The total project landscaping is slightly less than 45%, which is well in excess of the 15% required in the zone. Since these are existing properties, most of the proposed landscaping already exists and is mature. As driveways and curb cuts are removed, the applicant will need to install some additional landscaping to fill in those areas.

The majority of the storm water would be detained in the parking lot and drain through a reduced orifice into the existing storm drain system in 100 East. The only areas that wouldn't be detained are the first 30 feet or so of the two driveways, which will sheet flow to 500 South and 100 East.

The minimum requirements for a PUD plat have changed since the Land Use Ordinance was last compiled. The following is an excerpt of the Ordinance as it was revised in June 2010:

#### **14-20-601     MINIMUM NUMBER AND SIZE OF UNITS AND/OR LOTS**

- A. Any condominium subdivision in any zone shall have a minimum of four (4) legal units, except that in the Downtown (DN) zone a mixed-use or non-residential condominium subdivision shall have a minimum of two (2) legal units.
- B. Any planned unit development (PUD) subdivision in any zone shall have a minimum of four (4) legal pads/lots, with the following exceptions:
  - 1. In the PO-N zone, a professional office subdivision shall have a minimum of two (2) legal pads/lots,
  - 2. In the C-N zone, a commercial subdivision shall have a minimum of two (2) legal pads/lots,
  - 3. In the DN zone, a mixed-use subdivision shall have a minimum of two (2) legal pads/lots.
- C. It is unlawful to create a condominium unit smaller than 500 sq ft in area, or a PUD pad/lot smaller than 1,500 sq ft in area, in any zone.
- D. Any PUD pad site in any zone shall be generally rectangular in shape with a length to width ratio between 3:1 and 1:3.

#### **14-20-604**

- A. Any legally existing development in any zone, except for multi-family developments, may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum lot size requirements of the zone in which it is located.

Based on these requirements, the proposed plat as redlined meets the minimum requirements because: 1. It is larger than the minimum 0.25 acre lot size in the PO-N zone, 2. It has at least 2 building pads/lots, and 3. All of the pads/lots will be at least 1,500 square feet in size and generally rectangular in shape with length to width ratios between 3:1 and 1:3.

Staff recommends preliminary and final site plan and preliminary and final plat approval for the McArthur Park Office Plaza with the following conditions:

- 1. Provide a landscaping plan meeting the minimum City requirements and to the satisfaction of City staff during construction but prior to the granting of final occupancy.
- 2. Make all redline corrections as indicated by staff.
- 3. Post the required bonds and pay any required fees.
- 4. Provide the necessary plat documents ready for signatures.

5. Sign a Development Agreement with the City.

The Commissioners and Staff were given a revised site plan of the project. There was a discussion regarding the open/common space, the swimming pool, squaring off lot 1, dedicated parking, and the location and type of fencing. Paul Rowland reviewed the plans and suggested to table this item to give the applicant time to submit the site and plat plans with all redlines before approval.

Von Hill made a motion to continue this item until March 1, 2011. Michael Allen seconded the motion and voting was unanimous in favor.

**2. PUBLIC HEARING TO BE CONTINUED ON MARCH 1, 2011 – Consider approving or disapproving a Conditional Use Permit for a cell tower for T-Mobile located at 723 N. 400 E., Jared White, applicant.**

Aric Jensen explained that Mr. White had contacted West Bountiful City for permission to locate the cell tower near their water tank off of 400 North. West Bountiful agreed so public notices were sent to the property owners surrounding that area. This item will continue on March 1, 2011.

**3. PUBLIC HEARING CONTINUED – Consider revisions to Title 14, Bountiful City Land Use Ordinance.**

Aric Jensen explained that there are some areas in Bountiful that are zoned C-G (General Commercial) that are underutilized. Expanding the types of uses allowed in the C-G Zone could fill these empty areas.

There was a discussion regarding the areas that are currently zoned C-G (General Commercial). Adding a limited vehicle sales use to these areas would be useful and valuable to Bountiful City by occupying vacant buildings and providing additional tax revenue.

Dave Badham made a motion to recommend approval of a the revision to Title 14 of the Bountiful City Land Use Ordinance to allow limited motor vehicle sales without outside storage and display as a Conditional Use in the C-G (General Commercial) zone. Barbara Holt seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:45 pm